



Arlington Zoning Board of Appeals

Date: Tuesday, February 22, 2022
Time: 7:30 PM
Location: Conducted by remote participation
Additional Details:

Agenda Items

Administrative Items

1. Remote Participation Details

You are invited to a Zoom meeting.
When: Feb 22, 2022 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting:
https://town-arlington-ma-us.zoom.us/meeting/register/tZUqc-yuqjgrH92_FZB-LOk5NV3J9FQHUAc7

After registering, you will receive a confirmation email containing information about joining the meeting.

Hearings

2. Docket # 3678: 108 Pleasant Street

Meeting Adjourn



Town of Arlington, Massachusetts

Remote Participation Details

Summary:

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Town of Arlington, Massachusetts

Docket # 3678: 108 Pleasant Street

ATTACHMENTS:

Type	File Name	Description
<input checked="" type="checkbox"/> Reference Material	ZBA_Package_108_Pleasant_Street.pdf	ZBA Package, 108 Pleasant Street



Town of Arlington
Zoning Board of Appeals
51 Grove Street
Arlington, Massachusetts 02476
781-316-3396
www.arlingtonma.gov

LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.3A of the Zoning Bylaws that there has been filed by **Karl Coyner** of Arlington, Massachusetts on December 30, 2021, a petition seeking permission to alter his property located at **108**

Pleasant Street - Block Plan 121.0-0003-0001-1 Said petition would require an **"Appeal from the Building Inspector"** of the Zoning Bylaw. The appeal addresses the issue of whether the existing structure could be converted to a three unit building.

A hearing in regards to the petition will be conducted remotely via **"Zoom" Tuesday evening January 22, 2022 at 7:30 P.M or as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:**

[https://town-arlington-ma-
us.zoom.us/meeting/register/tJArcuGoqj0tGdOAzh3RophsZAhpup5bDJzj](https://town-arlington-ma-us.zoom.us/meeting/register/tJArcuGoqj0tGdOAzh3RophsZAhpup5bDJzj)

After registering, you will receive a confirmation email containing information about joining the meeting. **For documentation relating to this petition, visit the ZBA website at: www.arlington.gov/zba.**

DOCKET NO 3678

Zoning Board of Appeals
Christian Klein, RA, Chair

Please direct any questions to: **ZBA@town.arlington.ma.us**

REQUEST FOR SPECIAL PERMIT

TOWN OF ARLINGTON

In the matter of the Application of Karen Coyner
to the Zoning Board of Appeals for the Town of Arlington:

Application for a Special Permit is herewith made, in accordance with Section 3.3 of the Zoning Bylaw of the Town of Arlington, Massachusetts, seeking relief from the following specific provisions of the Zoning Bylaw, and as described fully in the attached form, *Special Permit Criteria*:

Allow 3 UNIT RESIDENTIAL FOR A BUILDING
IN R-4 ZONING DISTRICT

The Applicant states he/she/they is/are the owner/occupant of the land in Arlington located at 108 PLEASANT ST. with respect to such relief is sought; that no unfavorable action has been taken by the Zoning Board of Appeals upon a similar petition regarding this property within the two (2) years next immediately prior to the filing hereof. The applicant expressly agrees to full compliance with any and all conditions and qualifications imposed upon this permission, whether by the Zoning Bylaw or by the Zoning Board of Appeals, should the same be granted. The Applicant represents that the grounds for the relief sought are as follows:

Allow 108 PLEASANT STREET TO BE DEVELOPED
INTO THREE UNITS

E-Mail: Verdegeos@yahoo.com Signed: Karl B. Coyne Date: 8/10/2021
Telephone: 781-648-7250 Address: 86 PLEASANT ST. ARLINGTON, MA 02476

Special Permit Criteria: Per Section 3.3.3 of the Zoning Bylaw, a Special Permit shall only be granted upon the Board's determination that the benefits of the proposed project will outweigh its adverse effects. The responses provided below will inform the Board as to whether the standards for approval have been met.

A). Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw.

S.9.1.B(2) R4 : TOWNHOUSE DISTRICTS. THE PREDOMINANT USE IN THE R4 DISTRICT ARE ONE- AND TWO FAMILY DWELLINGS IN LARGE OLDER HOUSES. CONVERSION OF THESE OLD HOMES TO APARTMENTS OR OFFICES ARE ALLOWED TO ENCOURAGE THEIR PRESERVATION

B). Explain why the *requested use is essential or desirable to the public convenience or welfare.*

EXPANDED HOUSING

C). Explain why the *requested use will not create undue traffic congestion, or unduly impair pedestrian safety.*

THE BUILDING WAS PREVIOUSLY USED AS AN OFFICE AND CONVERSION TO APARTMENTS REDUCES TRAFFIC FLOW

D). Explain why the *requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.*

THE WATER AND SEWER SYSTEM IS PRE-EXISTING AND DOES NOT SIGNIFICANTLY CHANGE WITH THREE APARTMENTS

E). Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.

THERE ARE NO SIGNIFICANT CHANGES TO THE BUILDING EXTERIOR

F). Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

THERE ARE ADJOINING MULTI-UNIT BUILDINGS WITH SIMILAR OR SMALLER PARKING LOTS. THERE IS A PRE-EXISTING 11 SPACE PARKING LOT.

G). Explain why *the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.*

THERE ARE ALREADY LARGER MULTI-UNIT BUILDINGS ADJACENT TO 108 PLEASANT AND THREE UNITS WOULD NOT BE DETRIMENTAL.

TOWN OF ARLINGTON
 Dimensional and Parking Information
 For Applications to the Zoning Board of Appeals

1. Property Location: 104 PLEASANT ST. Zoning District: R4

2. Present Use/Occupancy: PRIORLY OFFICE No. of dwelling units —
CURRENTLY UNOCCUPIED

3. Existing Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):

8,302 Sq. Ft.

4. Proposed Use/Occupancy: RESIDENTIAL No. of dwelling units 3

5. Proposed Gross Floor Area (refer to Section 5.3.22 of the Zoning Bylaw and provide supporting documentation [worksheet and drawings] showing dimensions of GFA by floor):

8,302 Sq. Ft.

	Present Conditions	Proposed Conditions	Min. or max Required by Zoning
6. Lot size (Sq. Ft.)	<u>14,401</u>	<u>14,401</u>	min.
7. Frontage (Ft.)	<u>249.9</u>	<u>249.9</u>	min.
8. Floor area ratio	<u>0.57</u>	<u>0.57</u>	max.
9. Lot Coverage (%)	<u>0.00%</u>	<u>0.00%</u>	max 0.00%
10. Lot Area per Dwelling Unit (Sq. Ft.)	<u>4800</u>	<u>4800</u>	min.
11. Front Yard Depth (Ft.)			min.
12. Left Side Yard Depth (Ft.)			min.
13. Right Side Yard Depth (Ft.)			min.
14. Rear Yard Depth (Ft.)			min.
15. Height (Stories)	<u>4</u>	<u>4</u>	max.
16. Height (Ft.)	<u>40</u>	<u>40</u>	max.
17. Landscaped Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
17A. Landscaped Open Space (% of GFA)	<u>0.00%</u>	<u>0.00%</u>	min. 0.00%
18. Usable Open Space (Sq. Ft.) Refer to Section 2 in the Zoning Bylaw.			
18A. Usable Open Space (% of GFA)	<u>0.00%</u>	<u>0.00%</u>	min. 0.00%
19. Number of Parking Spaces	<u>11</u>	<u>11</u>	min.
20. Parking area setbacks (if applicable)			min.
21. Number of Loading Spaces (if applicable)			min.
22. Type of construction	<u>WOOD</u>	<u>WOOD</u>	N/A
23. Slope of proposed roof(s) (in. per ft.)	<u>12/12</u>	<u>12/12</u>	min.

TOWN OF ARLINGTON
 Open Space / Gross Floor Area Information
 For Applications to the Zoning Board of Appeals

Refer to Section 2: *Definitions*, and Section 5: *District Regulations* in the Zoning Bylaw of the Town of Arlington before completing this form.

Address: 108 PLEASANT Zoning District: R4

<u>OPEN SPACE*</u>	EXISTING	PROPOSED
Total lot area	<u>14,401</u>	<u>14,401</u>
Open Space, Usable	<u>9049</u>	<u>9049</u>
Open Space, Landscaped	<u>5312</u>	<u>5312</u>

* Refer to the Definitions in Section 2 of the Zoning Bylaw.

GROSS FLOOR AREA (GFA)†

Accessory Building	_____	_____
Basement or Cellar (meeting the definition of Story, excluding mechanical use areas)	<u>1264</u>	<u>1264</u>
1 st Floor	<u>2406</u>	<u>2406</u>
2 nd Floor	<u>2257</u>	<u>2257</u>
3 rd Floor	<u>1902</u>	<u>1902</u>
4 th Floor	<u>473</u>	<u>473</u>
5 th Floor	-	_____
Attic (greater than 7'-0" in height, excluding elevator machinery, or mechanical equipment)	_____	_____
Parking garages (except as used for accessory parking or off-street loading purposes)	_____	_____
All weather habitable porches and balconies	_____	_____
Total Gross Floor Area (GFA)	<u>8302</u>	<u>8302</u>

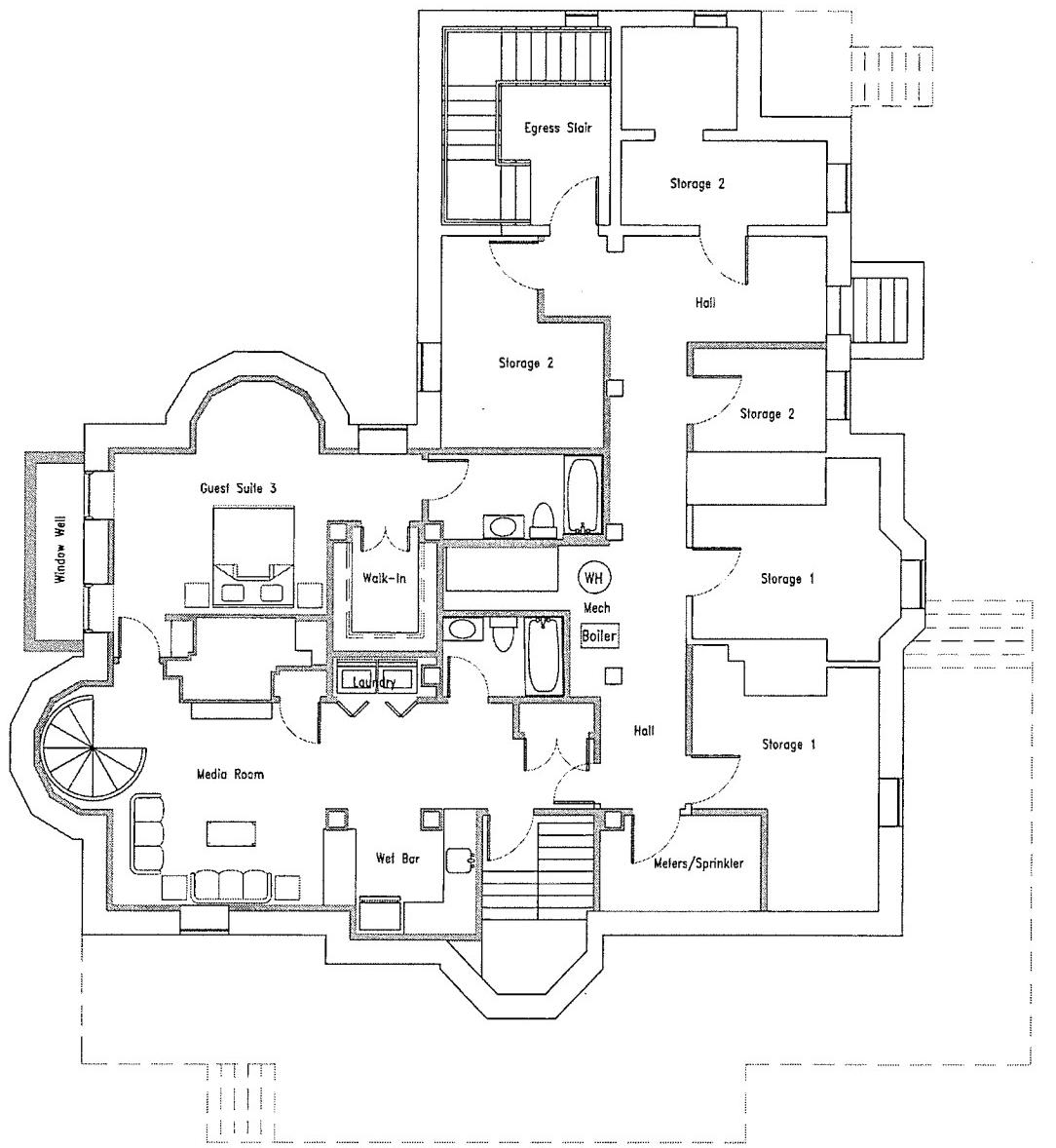
† Refer to Definition of Gross Floor Area in Section 2 and Section 5 of the Zoning Bylaw.

REQUIRED MINIMUM OPEN SPACE AREA

Landscaped Open Space (Sq. Ft.)	_____	_____
Landscaped Open Space (% of GFA)	<u>5312</u>	<u>5312</u>
Usable Open Space (Sq. Ft.)	<u>0.00%</u>	<u>0.00%</u>
Usable Open Space (% of GFA)	<u>8049</u>	<u>8049</u>
	<u>0.00%</u>	<u>0.00%</u>

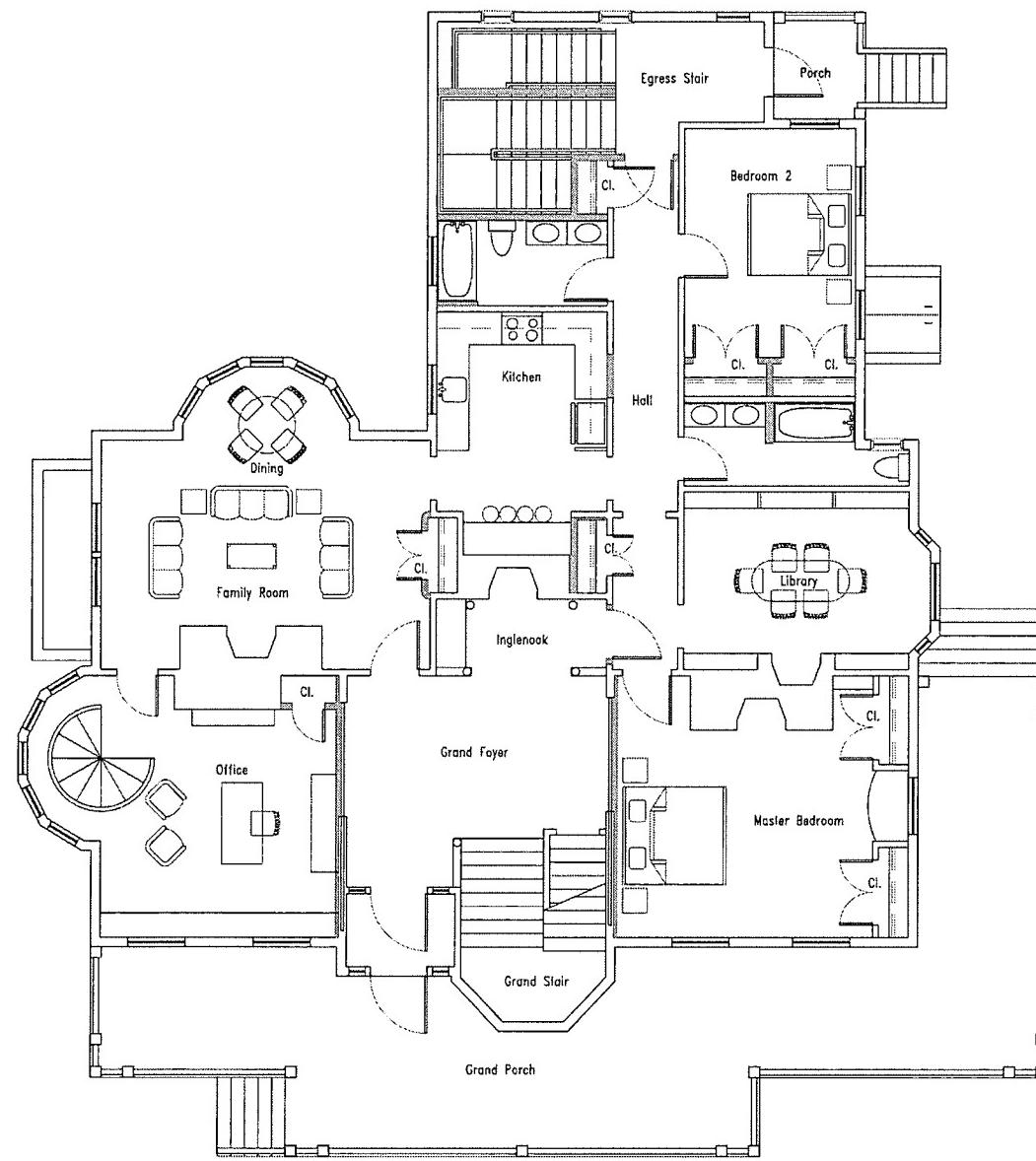
This worksheet applies to plans dated 7/16/2019 designed by AESTHETIC IMAGES

Reviewed with Building Inspector: _____ Date: _____



1 Basement Floor Plan

Scale: 3/16" = 1'-0"



1 First Floor Plan

Scale: 3/16" = 1'-0"

RECEIVED
OCT 18 2021
INSPECTORIAL
SERVICES

PR2

ESTHETIC IMAGES
Architects / Planners

7 Stimson Street
Boston, Massachusetts 02132
Phone: (617) 323-6081
Fax: (617) 323-6081

stamp

project
Three Unit Renovation
108 Pleasant Street
Arlington, Massachusetts

revisions

date
04/01/2019

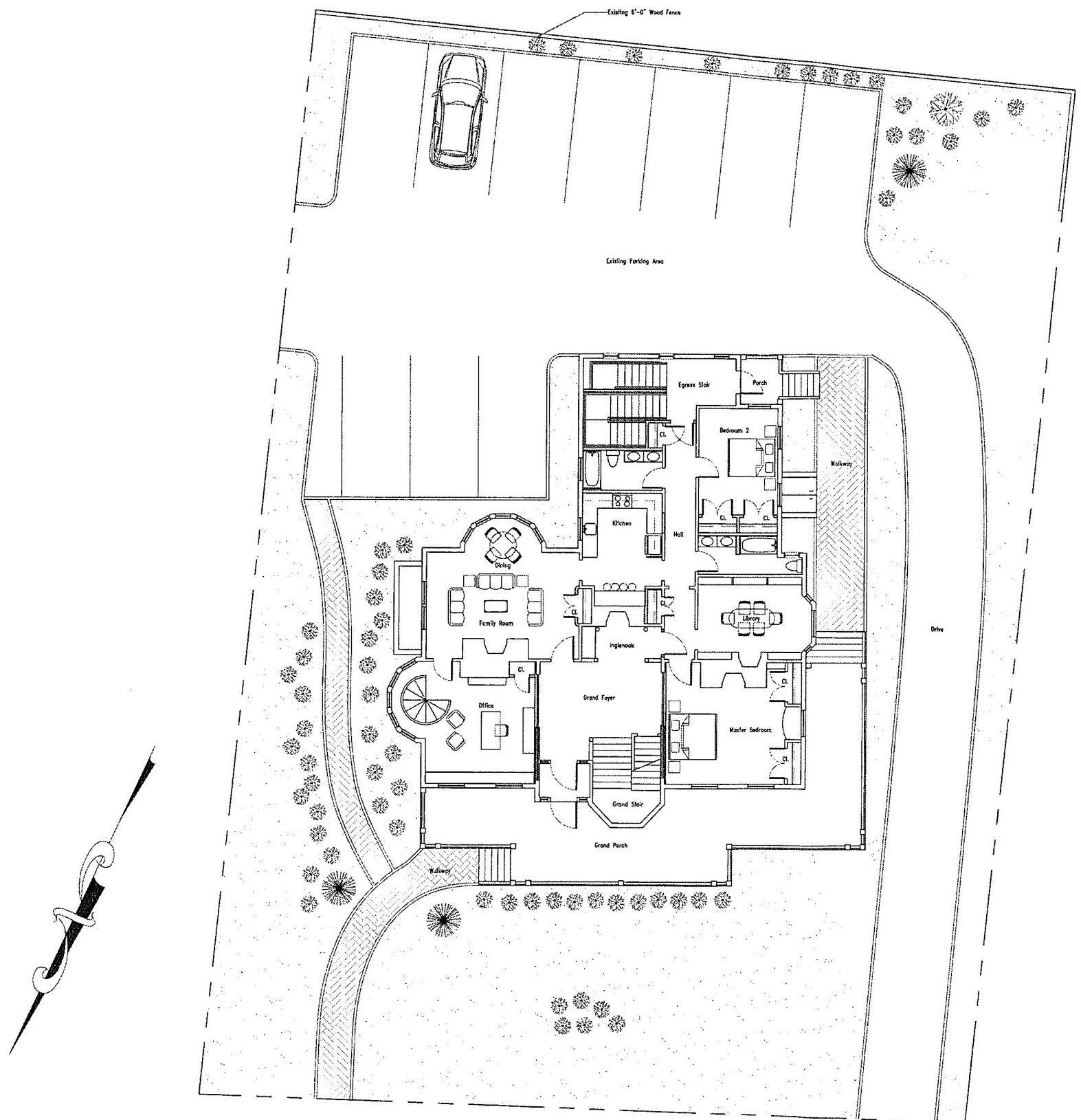
scale
3/16"=1'-0"

drawn
SJP

Job no.

Title
Basement &
First Floor Plan

sheet no.



1 Architectural Site Plan

Scale: 1/8" = 1'-0"

AESTHETIC IMAGES
Architects / Planners

7 Stinson Street
Boston, Massachusetts 02132
Phone: (617) 323-6081
Fax: (617) 323-6081

stamp

project
Three Unit Renovation
108 Pleasant Street
Arlington, Massachusetts

revisions

date
04/01/2019

scale
1/8" = 1'-0"

drawn
SJP

job no.

title
Architectural
Site Plan

sheet no.

PR 1

north arrow



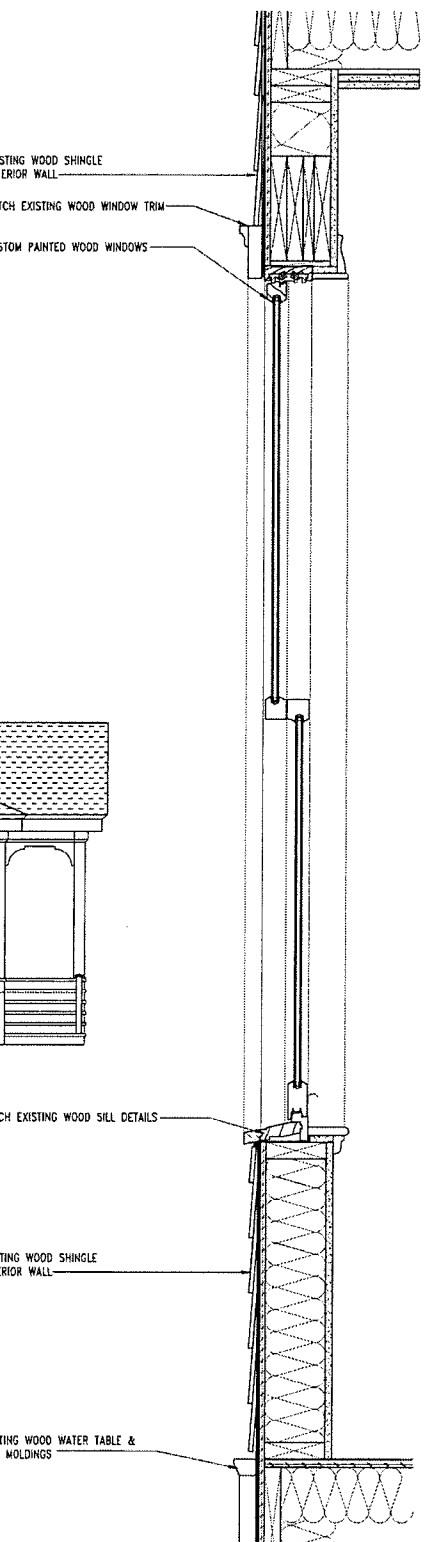
1 Rear Elevation

Scale: $3/16'' = 1'-0''$



2 Addison Elevation

Scale: $3/16'' = 1'-0''$



3 1st Floor Window

Scale: $1\frac{1}{2}'' = 1'-0''$

AESTHETIC IMAGES

Architects / Planners
7 Stimson Street
Boston, Massachusetts 02132

Phone: (617) 323-6081
Fax: (617) 323-6081

Three Unit Renovation

108 Pleasant Street
Arlington, Massachusetts

revisions

date

05/11/2019

scale

as shown

drawn

SJP

job no.

title

Rear & Side
Elevation &
Window Detail

sheet no.

PR4

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 18, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0416E
EFFECTIVE DATE: 06-04-2010

SITE PLAN OF LAND

LOCATED AT
108 PLEASANT STREET
ARLINGTON, MA

DATE: JULY 19, 2019 SCALE: 1.0 INCH = 10.0 FEET



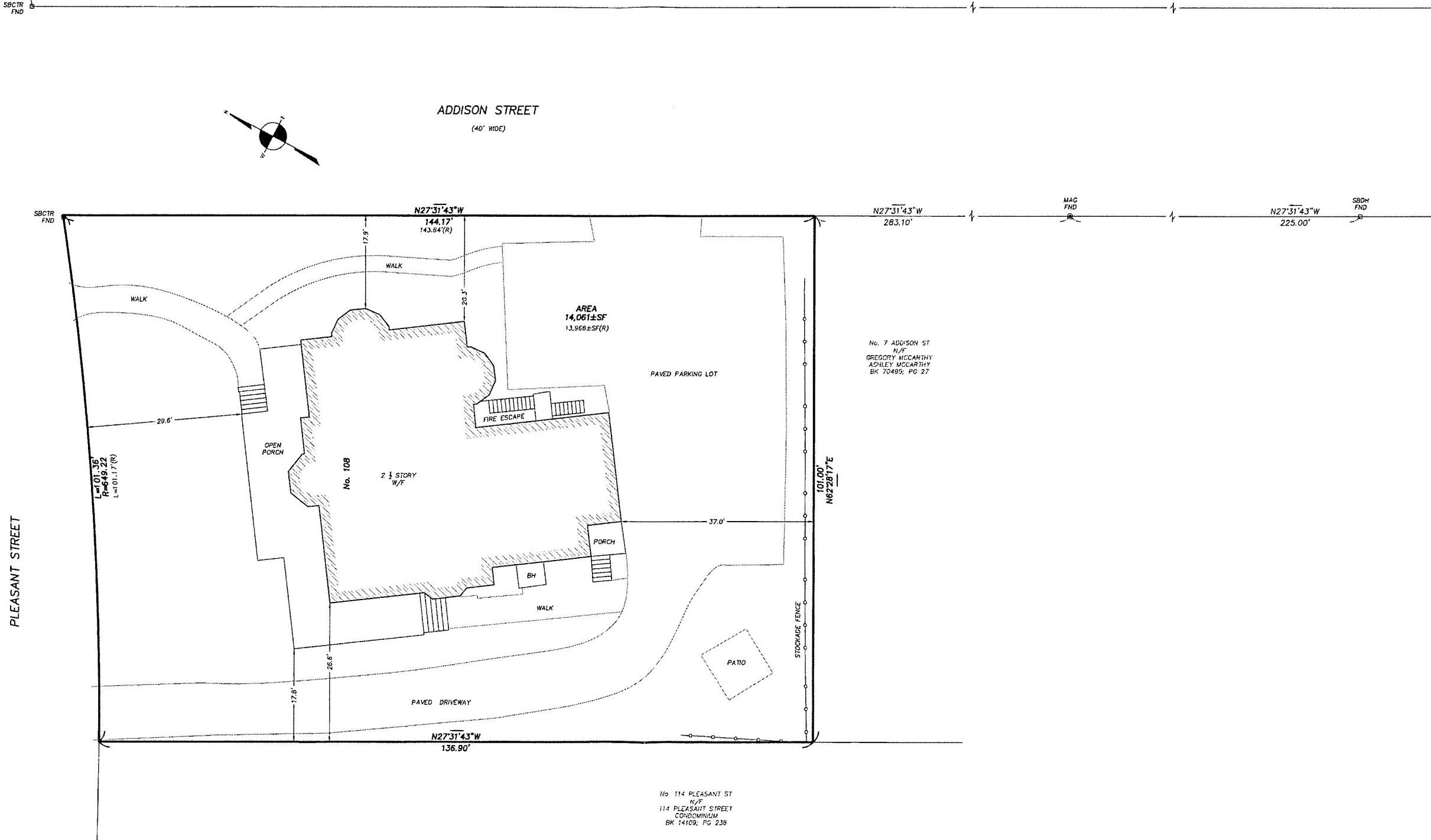
BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

PREPARED FOR:
OWNER OF RECORD:
KARL S. COYNER
86 PLEASANT STREET
ARLINGTON, MA 02474

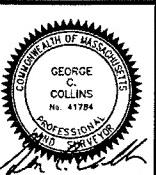
REFERENCES:
DEED: BK 67693; PG 467
EASEMENT: BK 63205; PG 424
PLAN: PL BK 52; PL 1
PL BK 226; PL 44
PL BK 262; PL 34
BK 4504; PG END
4645; PG END
PL 1945 #730
PL 1980 #1306
PL 1997 #919
PL 2004 #32

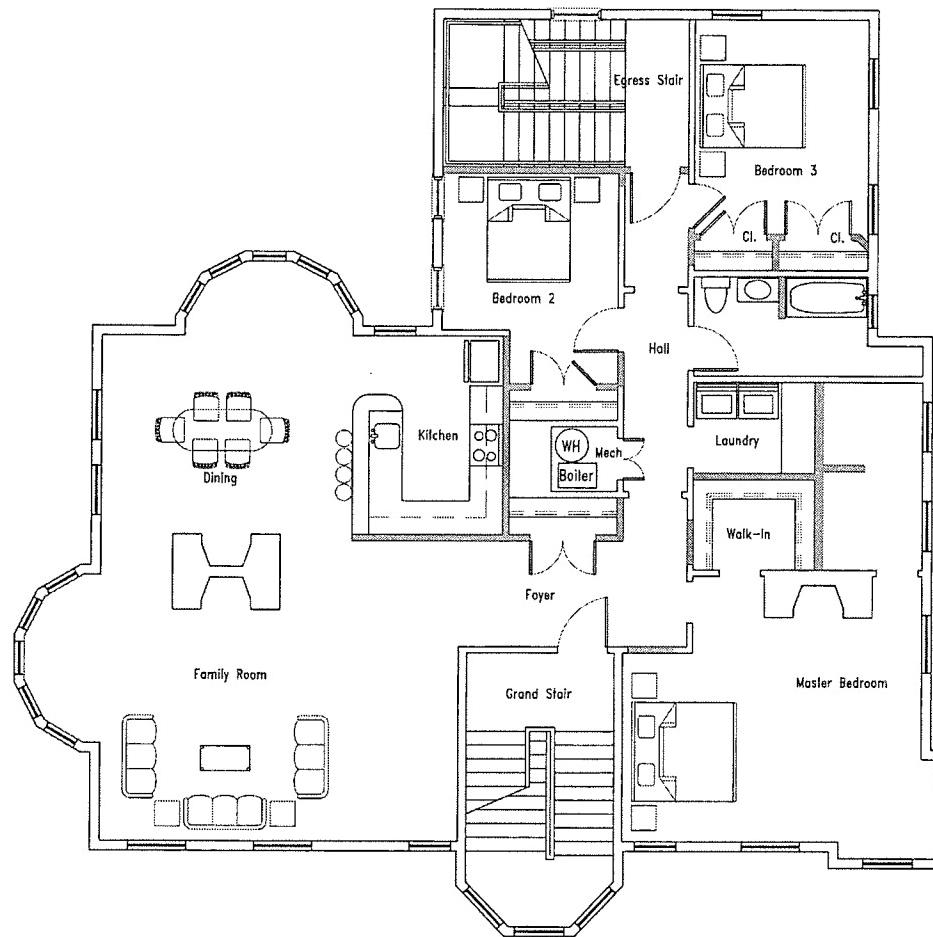
COUNTY LAYOUT
#4260 PLEASANT STREET

NOTES:
PARCEL ID: 121-3-1
ZONING: R4 - TOWN HOUSE

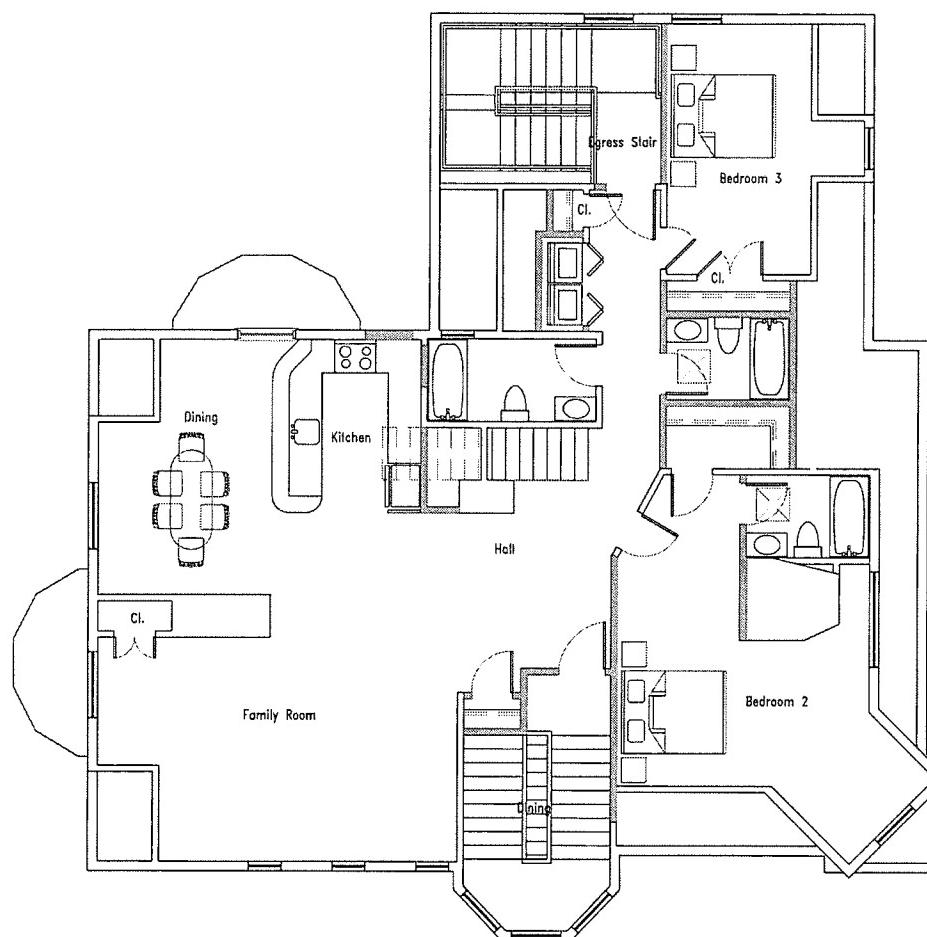


FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	07/19/19
JOB #	19-00422

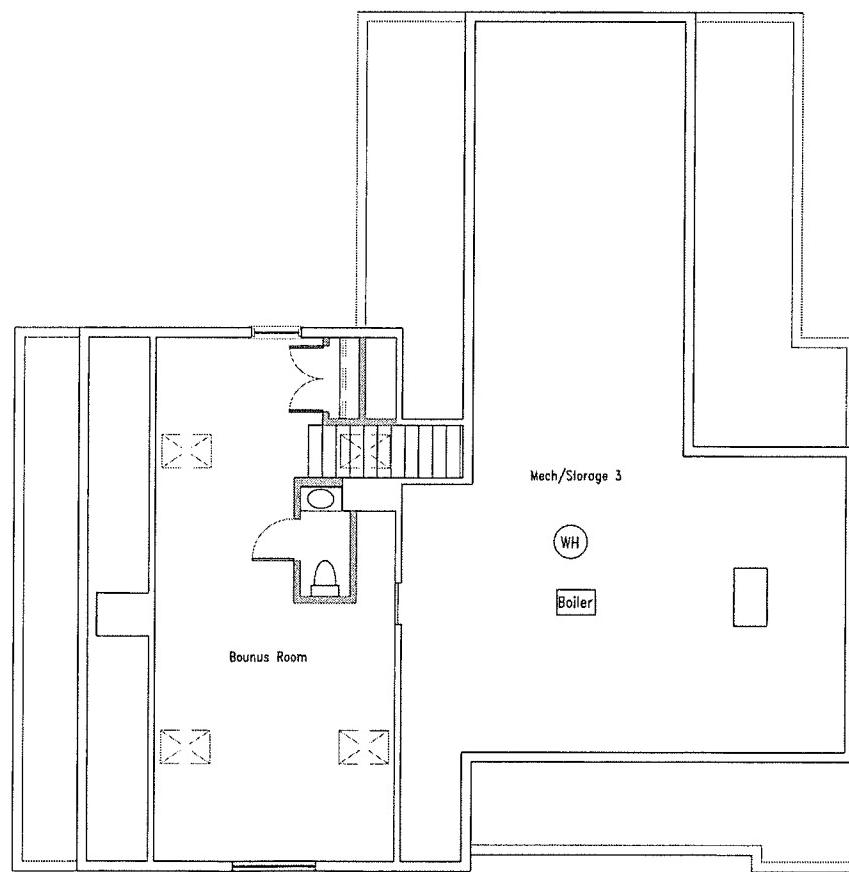




① Second Floor Plan
Scale: 3/16" = 1'-0"



① Third Floor Plan
Scale: 3/16" = 1'-0"



① Second Floor Plan
Scale: 3/16" = 1'-0"

AESTHETIC IMAGES
Architects / Planners

7 Stinson Street
Boston, Massachusetts 02132
Phone: (617) 323-6081
Fax: (617) 323-6082

stamp

project
Three Unit Renovation
108 Pleasant Street
Arlington, Massachusetts

revisions

date
04/01/2019

scale
3/16"=1'-0"

drawn
SJP

job no.

title
Second, Third & Attic Floor Plan

sheet no.

PR3

north arrow